

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SANTA RITA MASTER COMMUNITY, INC.

The undersigned, being an officer of Santa Rita Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Santa Rita Master Community, Inc. recorded as Document No. 2013117424, in the Official Public Records of Williamson County, Texas.

1. The name of the subdivision: Santa Rita Ranch
2. The name of the Association: Santa Rita Master Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property situated in Williamson County, Texas, as described on Exhibit "A" to that certain Santa Rita Ranch - Amended and Restated Master Covenant, recorded as Document 2016067674, Official Public Records of Williamson County, Texas (the "Covenant") and any portions of Property made subject to the Master Covenant by the recordation of a Notice of Addition of Land.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Santa Rita Master Community, Inc., c/o Goodwin Management, Inc., 11149 Research Blvd, Ste. 100, Austin, Texas 78759-5227.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Goodwin Management, Inc.
Attn:	Jordan Hernandez
Mailing Address:	11950 Jollyville Road, Austin, Texas 78759
Telephone Number:	512.668.5237
Email Address:	info@goodwintx.com; santaritamanager@goodwintx.com
7. Website to access the Association's dedicatory instruments: asrm.sites.townsq.io/0
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

SANTA RITA MASTER COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

Updated Resale Certificate Fee: \$65.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

{SIGNATURE PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

SANTA RITA MASTER COMMUNITY, INC.
a Texas nonprofit corporation

By: _____

Name: C.A. ELDERTitle: PRESIDENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on the 12 day of OCTOBER, 2021, by C.A. ELDER, the PRESIDENT of SANTA RITA MASTER COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Regina Spurlock
Notary Public Signature

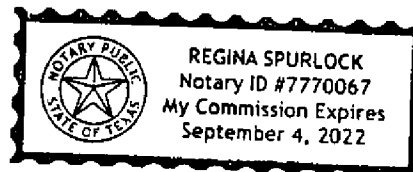


EXHIBIT A**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

Document	Recording Information
Middlebrook Ranch Section 1 - Middlebrook at Santa Rita Notice of Applicability of Santa Rita Master Covenant	Document No. 2013033517
Development Area Declaration [Middlebrook Ranch Section 1] Middlebrook at Santa Rita	Document No. 2013033550
Design Guidelines [Middlebrook Ranch Section 1] Middlebrook at Santa Rita	Document No. 2013033556
Middlebrook at Santa Rita Notice of Applicability [Middlebrook Ranch Section 2]	Document No. 2013034066
Development Area Declaration [Middlebrook Ranch Section 2] Middlebrook at Santa Rita	Document No. 2013034143
Design Guidelines [Middlebrook Ranch Section 2] Middlebrook at Santa Rita	Document No. 2013034144
First Amendment to Development Area Declaration [Middlebrook Ranch Section 1] Middlebrook at Santa Rita	Document No. 2014035814
Design Guidelines [Phase 1, Section 1A] Santa Rita Ranch	Document No. 2014057953
Design Guidelines [Phase 1, Section 1B and 1C] Santa Rita Ranch	Document No. 2014057954
Design Guidelines [Phase 1, Section 3A and 3B] Santa Rita Ranch	Document No. 2014057956
Santa Rita Ranch - Notice of Applicability [Residential] Phase 1, Section 1A	Document No. 2014068472
Santa Rita Ranch - Notice of Applicability [Residential] Phase 1, Section 1B	Document No. 2014072725
Santa Rita Ranch - Notice of Applicability [Residential] Phase 1, Section 2A	Document No. 2014072726
Santa Rita Ranch - Notice of Applicability [Residential] Phase 1, Section 3A	Document No. 2014095595
Santa Rita Ranch Development Area Declaration [Santa Rita Ranch South Section 15]	Document No. 2015018529
Santa Rita Ranch - Notice of Applicability [Santa Rita Ranch South Section 15]	Document No. 2015018530
Design Guidelines [Santa Rita Ranch South Section 15]	Document No. 2015018544

Santa Rita Ranch - Notice of Applicability [Santa Rita Ranch South Section 3A]	Document No. 2015029623
Santa Rita Ranch Development Area Declaration [Santa Rita Ranch South Section 3A]	Document No. 2015029719
Santa Rita Ranch - Amended and Restated Notice of Applicability [Santa Rita Ranch South Section 3A]	Document No. 2015032155
Santa Rita Ranch Amended and Restated Development Area Declaration [Santa Rita Ranch South Section 3A]	Document No. 2015032221
Santa Rita Ranch Notice of Applicability [Santa Rita Ranch South Section 4A]	Document No. 2015032248
Santa Rita Ranch Development Area Declaration [Santa Rita Ranch South Section 4A]	Document No. 2015032336
Design Guidelines [Santa Rita Ranch South Section 3A]	Document No. 2015032688
Design Guidelines [Santa Rita Ranch South Section 4A]	Document No. 2015032759
Santa Rita Ranch Notice of Applicability [Residential] Phase 1, Section 2B	Document No. 2015044946
Santa Rita Ranch Notice of Applicability [Residential] Phase 1, Section 1C	Document No. 2015044947
Santa Rita Ranch Notice of Applicability [Residential] Phase 1, Section 3B	Document No. 2015044948
Santa Rita - Amended and Restated Community Manual	Document No. 2015045673
First Amendment to Design Guidelines [Phase 1, Section 1B and 1C] Santa Rita Ranch	Document No. 2015086896
First Amendment to Design Guidelines [Phase 1, Section 3A and 3B] Santa Rita Ranch	Document No. 2015086897
Santa Rita Ranch - Notice of Applicability [Santa Rita Ranch South Section 14]	Document No. 2015108376
Santa Rita Ranch - Development Area Declaration [Santa Rita Ranch South Section 14]	Document No. 2015108710
Santa Rita Ranch - Design Guidelines [Santa Rita Ranch South Section 14]	Document No. 2015108711
First Amendment to Design Guidelines [Middlebrook Ranch Section 1] Middlebrook at Santa Rita	Document No. 2016010364
First Amendment to Design Guidelines [Middlebrook Ranch Section 2] Middlebrook at Santa Rita	Document No. 2016010365
First Amendment to Design Guidelines [Santa Rita Ranch South Section 3A]	Document No. 2016010366

First Amendment to Design Guidelines [Santa Rita Ranch South Section 4A]	Document No. 2016010367
First Amendment to Design Guidelines [Santa Rita Ranch South Section 15]	Document No. 2016010368
Santa Rita Amended and Restated Master Covenant	Document No. 2016067674
Santa Rita Ranch -- Development Area Declaration [Age-Restricted]	Document No. 2016068328
Santa Rita Ranch First Amendment to Amended and Restated Development Area Declaration [Santa Rita Ranch South Section 3A]	Document No. 2016068330
First Amendment to Development Area Declaration [Middlebrook Ranch Section 2] Middlebrook at Santa Rita	Document No. 2016068331
Santa Rita Ranch First Amendment to Development Area Declaration [Santa Rita Ranch South Section 4A]	Document No. 2016068332
Santa Rita Ranch First Amendment to Development Area Declaration [Santa Rita Ranch South Section 15]	Document No. 2016068333
Second Amendment to Development Area Declaration [Middlebrook Ranch Section 1] Middlebrook at Santa Rita	Document No. 2016068334
Santa Rita Ranch -- Notice of Limited Applicability and Amendment to Master Covenant [School Tract]	Document No. 2016108943
Santa Rita Ranch -- Development Area Declaration [School Tract]	Document No. 2016108994
Santa Rita Ranch -- Notice of Applicability [Santa Rita Ranch South Section 13]	Document No. 2016116348
Santa Rita Ranch -- Development Area Declaration [Santa Rita Ranch South Section 13]	Document No. 2016116349
Santa Rita Ranch -- Design Guidelines [Santa Rita Ranch South Section 13]	Document No. 2016116350
Santa Rita Ranch -- Notice of Applicability [Residential] Phase 1, Section 6A	Document No. 2017005412
Santa Rita Ranch -- Design Guidelines [Phase 1, Section 6A]	Document No. 2017006968
Santa Rita Ranch -- Notice of Applicability [Residential] Phase 1, Section 4	Document No. 2017009723
Santa Rita Ranch -- Design Guidelines [Phase 1, Section 4]	Document No. 2017009724
Santa Rita Ranch -- Notice of Applicability [Residential] Phase 1, Section 1D	Document No. 2017041730
Santa Rita Ranch -- Notice of Applicability [Santa Rita South Section 4B]	Document No. 2017066714

Santa Rita Ranch – Development Area Declaration [Santa Rita South Section 4B]	Document No. 2017066855
Santa Rita Ranch – Design Guidelines [Santa Rita South Section 4B]	Document No. 2017066856
Santa Rita Ranch – Notice of Applicability [Santa Rita South Section 11]	Document No. 2017106666
Santa Rita Ranch – Development Area Declaration [Santa Rita South Section 11]	Document No. 2017106746
Santa Rita Ranch – Design Guidelines [Santa Rita South Section 11]	Document No. 2017106747
Santa Rita Ranch – Notice of Applicability [Residential] Phase 1, Section 1E	Document No. 2017116841
Santa Rita Ranch – Supplement to Development Area Declaration [Residential] Phase 1, Section 1E	Document No. 2017116842
Santa Rita Ranch – Design Guidelines [Phase 1, Section 1E]	Document No. 2017116843
First Amendment to Design Guidelines [Phase 1, Section 1A] Santa Rita Ranch	Document No. 2018016104
Santa Rita Ranch – Notice of Applicability [Phase 1, Section 8]	Document No. 2018038202
Santa Rita Ranch – Development Area Declaration [Phase 1, Section 8]	Document No. 2018038265
Santa Rita Ranch – Design Guidelines [Phase 1, Section 8]	Document No. 2018038266
Santa Rita Ranch – Notice of Applicability [Residential] Terra Del Sol at Santa Rita Ranch West Phase 1, Section 1	Document No. 2018038906
Santa Rita Ranch – Development Area Declaration [Terra Del Sol at Santa Rita Ranch West Phase 1, Section 1]	Document No. 2018038932
Santa Rita Ranch – Design Guidelines [Terra Del Sol at Santa Rita Ranch West Phase 1, Section 1]	Document No. 2018038933
Santa Rita Ranch – First Amendment to Design Guidelines [Phase 1, Section 8]	Document No. 2018046394
Santa Rita Ranch – Notice of Applicability [Santa Rita South Section 5A]	Document No. 2018064870
Santa Rita Ranch – Development Area Declaration [Santa Rita South Section 5A]	Document No. 2018064980
Santa Rita Ranch – Design Guidelines [Santa Rita South Section 5A]	Document No. 2018064981
Santa Rita Ranch – Notice of Applicability [Santa Rita South Section 7A]	Document No. 2018072408
Santa Rita Ranch – Development Area Declaration [Santa Rita South Section 7A]	Document No. 2018072473
Santa Rita Ranch – Design Guidelines [Santa Rita South Section 7A]	Document No. 2018072474

Santa Rita Ranch – Notice of Applicability [Residential] Phase 1, Section 6B	Document No. 2018083191
Santa Rita Ranch – Design Guidelines [Residential] Phase 1, Section 6B	Document No. 2018083192
Santa Rita Ranch – Notice of Applicability [Residential] Phase 1, Section 21	Document No. 2018084012
Santa Rita Ranch – Design Guidelines [Phase 1, Section 21]	Document No. 2018084013
Santa Rita Ranch – Notice of Applicability [Residential] Phase 1, Section 11	Document No. 2018089563
Santa Rita Ranch – Design Guidelines [Phase 1, Section 11]	Document No. 2018089564
Santa Rita Ranch – Notice of Applicability [Santa Rita South Section 6]	Document No. 2018091350
Santa Rita Ranch – Development Area Declaration [Santa Rita South Section 6]	Document No. 2018091505
Santa Rita Ranch – Design Guidelines [Santa Rita South Section 6]	Document No. 2018091506
Santa Rita Ranch – Adoption of Working Capital Assessment	Document No. 2018096903
Santa Rita Ranch – Notice of Applicability – Phase 1, Section 20A [Residential]	Document No. 2019021078
Santa Rita Ranch – Notice of Applicability – Phase 1, Section 20B [Residential]	Document No. 2019021080
Santa Rita Ranch – Notice of Applicability [Phase 1, Section 20B]	Document No. 2019021080
Santa Rita Ranch – Design Guidelines [Santa Rita Ranch Phase 1 Section 20B]	Document No. 2019021081
Santa Rita Ranch – Design Guidelines [Phase 1, Section 20B]	Document No. 2019021081
Santa Rita Ranch – Design Guidelines [Phase 1, Section 20B]	Document No. 2019021081
Santa Rita Ranch – Notice of Applicability [Phase 1, Section 20B]	Document No. 2019021081
Santa Rita Ranch – Second Amendment to Design Guidelines [Phase 1, Section 8]	Document No. 2019032790
Santa Rita Ranch – Notice of Applicability [Residential] Santa Rita Ranch Phase 1 Section 20C	Document No. 2019083451
Santa Rita Ranch – Design Guidelines [Santa Rita Ranch Phase 1 Section 20C]	Document No. 2019083452
Santa Rita Ranch – Notice of Applicability and Notice of Addition of Land for Terra Del Sol at Santa Rita Ranch West Phase 1 Section 2	Document No. 2019083453

Santa Rita Ranch – Design Guidelines – [Terra Del Sol at Santa Rita Ranch West Phase 1, Section 2]	Document No. 2019086539
Santa Rita Ranch – Development Area Declaration – Santa Rita Ranch South Section 16 [Townhomes]	Document No. 2019109420
Santa Rita Ranch – Design Guidelines – Santa Rita Ranch South Section 16 [Townhomes]	Document No. 2019109895
Santa Rita Ranch – Notice of Applicability – Santa Rita Ranch South Section 16 [Townhomes]	Document No. 2019109896
Santa Rita Ranch – Notice of Applicability and Designation of Special Common Area [Phase 1, Section 9]	Document No. 2020014195
Santa Rita Ranch – Design Guidelines [Phase 1, Section 9]	Document No. 2020014196
Santa Rita Ranch – Notice of Applicability [Phase 1, Section 12]	Document No. 2020017102
Santa Rita Ranch – Design Guidelines [Phase 1, Section 12]	Document No. 2020017103
Santa Rita Ranch – Notice of Limited Applicability and Amendment to Amended and Restated Master Covenant [School Tract No. 3]	Document No. 2020020505
Santa Rita Ranch – Development Area Declaration [School Tract No. 3]	Document No. 2020021673
Santa Rita Ranch – Notice of Applicability [Section 9A]	Document No. 2020022097
Santa Rita Ranch – Development Area Declaration [Section 9A]	Document No. 2020022239
Santa Rita Ranch – Design Guidelines [Section 9A]	Document No. 2020022240
Santa Rita Ranch – Amended and Restated Development Area Declaration [Residential]	Document No. 2020027754
Santa Rita Ranch – Design Guidelines [Phase 1, Section 18]	Document No. 2020027755
Santa Rita Ranch – Notice of Applicability [Phase 1, Section 18]	Document No. 2020027802
Santa Rita Ranch – Notice of Applicability [Phase 1, Section 18]	Document No. 2020027802
Santa Rita Ranch South – Notice of Applicability [Section 9B]	Document No. 2020065365
Santa Rita Ranch South – Development Area Declaration [Section 9B]	Document No. 2020065401
Santa Rita Ranch South – Design Guidelines [Section 9B]	Document No. 2020065432
Santa Rita Ranch South – Notice of Applicability [Section 17]	Document No. 2020072803
Santa Rita Ranch South – Development Area Declaration [Section 17]	Document No. 2020073083
Santa Rita Ranch South – Design Guidelines [Section 17]	Document No. 2020073084
Santa Rita Ranch– Notice of Applicability [Phase 1, Section 19]	Document No. 2020076040
Santa Rita Ranch– Design Guidelines [Phase 1, Section 19]	Document No. 2020076041

Santa Rita Ranch South – Notice of Applicability [Section 10A]	Document No. 2020076045
Santa Rita Ranch South – Notice of Applicability [Section 10A]	Document No. 2020076045
Santa Rita Ranch South – Design Guidelines [Section 10A]	Document No. 2020076046
Santa Rita Ranch – Amended and Restated Development Area Declaration – Santa Rita Ranch South Section 16 [Townhomes]	Document No. 2020107885
Santa Rita Ranch South – Notice of Applicability [Section 9C]	Document No. 2020154746
Santa Rita Ranch South – Development Area Declaration [Section 9C]	Document No. 2020155325
Santa Rita Ranch South – Design Guidelines [Section 9C]	Document No. 2020155326
Santa Rita Ranch South – Notice of Applicability [Phase 3, Section 1]	Document No. 2020166786
Santa Rita Ranch South – Design Guidelines [Phase 3, Section 1]	Document No. 2020166787
Santa Rita Ranch South – Notice of Applicability [Section 8A]	Document No. 2021033952
Santa Rita Ranch South – Notice of Applicability [Section 8B]	Document No. 2021033953
Santa Rita Ranch South – Notice of Applicability [Section 10B]	Document No. 2021033954
Santa Rita Ranch South – Notice of Applicability [Phase 1, Section 13]	Document No. 2021033954
Santa Rita Ranch South – Design Guidelines [Section 10B]	Document No. 2021034104
Santa Rita Ranch South – Development Area Declaration [Section 8B]	Document No. 2021034171
Santa Rita Ranch South – Design Guidelines [Section 8B]	Document No. 2021034172
Santa Rita Ranch South – Development Area Declaration [Section 8A]	Document No. 2021034173
Santa Rita Ranch South – Design Guidelines [Section 8A]	Document No. 2021034174
Santa Rita Ranch – Design Guidelines [Phase 1, Section 13]	Document No. 2021087039
Santa Rita Ranch – Non-Material Correction - Design Guidelines [Phase 1, Section 13]	Document No. 2021088116

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas